

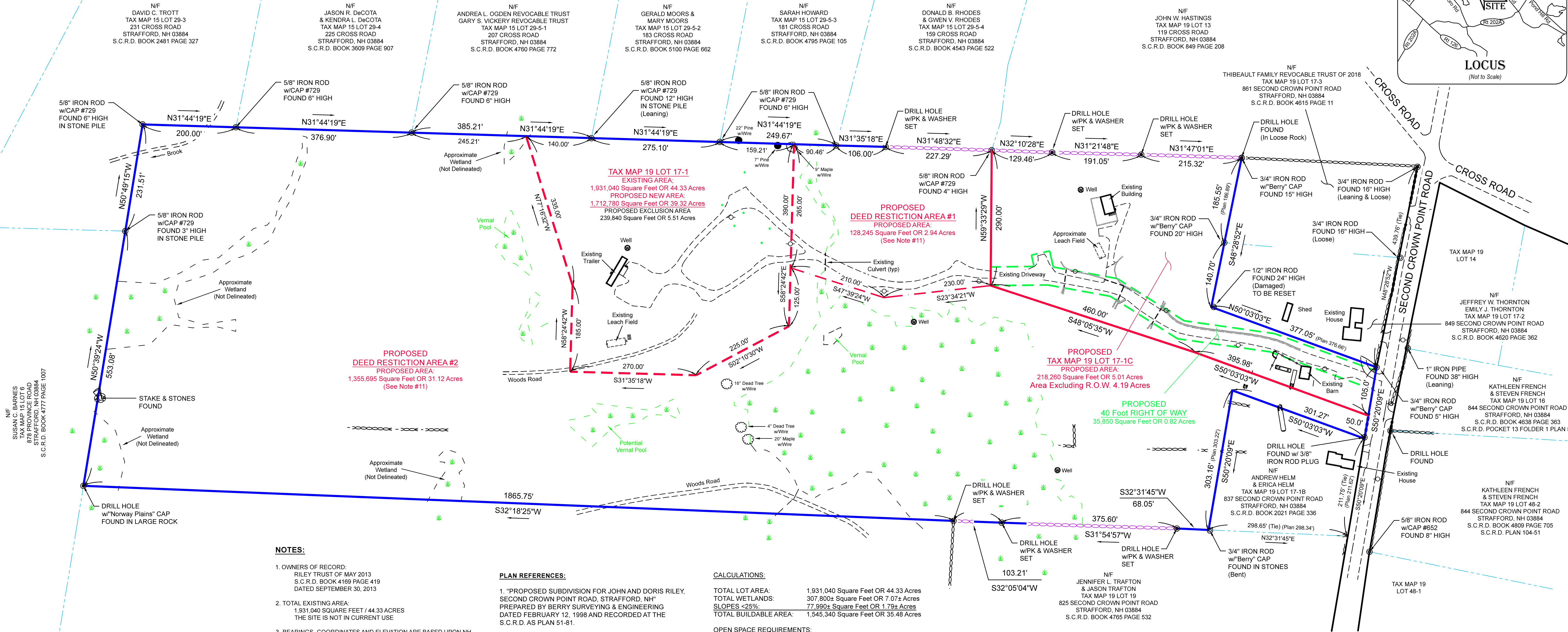
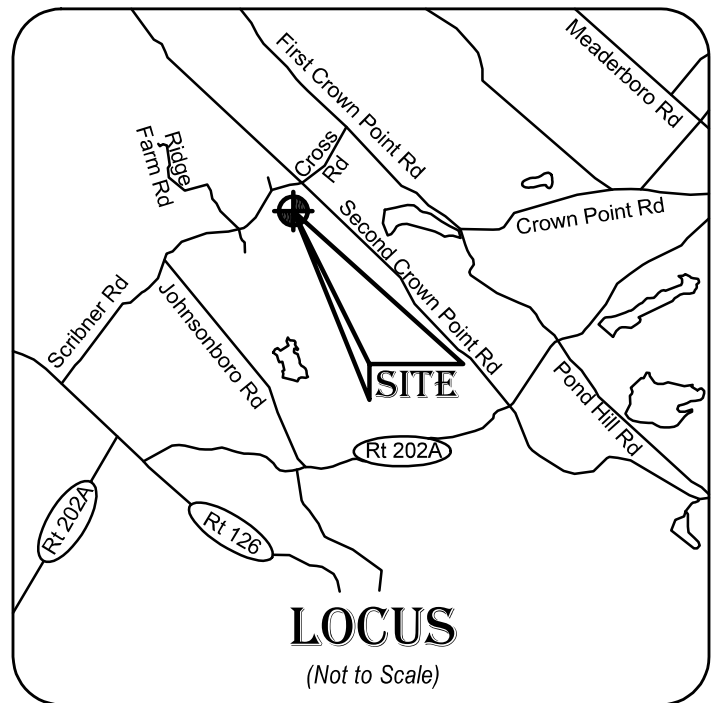
WETLAND NOTE:

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The delineation was conducted in accordance with the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual*, (1987) along with the required *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northeast and Northern Region*, (Version 2, January 2012).

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NOTES:

- OWNERS OF RECORD:
RILEY TRUST OF MAY 2013
S.C.R.D. BOOK 4169 PAGE 419
DATED SEPTEMBER 30, 2013
- TOTAL EXISTING AREA:
1,931,040 SQUARE FEET / 44.33 ACRES
THE SITE IS NOT IN CURRENT USE
- BEARINGS, COORDINATES AND ELEVATION ARE BASED UPON NH STATE PLANE NAD 83 AND NAVD 88 AS COLLECTED BY GPS AND SOLUTIONS GENERATED BY N.G.S. OPUS IN MAY 2023..
- SECOND CROWN POINT ROAD IN THIS LOCATION IS ASSUMED TO HAVE A 3 ROD WIDTH RIGHT OF WAY. EXISTING SURVEY PLANS AND HISTORIC STONEWALLS WERE USED FOR THE EDGE RIGHT OF WAY.
- THE PROPOSED NEW LOT 17-1 WILL HAVE A 40 FOOT WIDE RIGHT OF WAY FOR ACCESS AND UTILITIES OVER AND ACROSS PROPOSED LOT 17-1C. SAID DRIVEWAY WILL BE MAINTAINED JOINTLY FROM SECOND CROWN POINT ROAD TO THE DRIVEWAY SPLIT.
- THE AREA OUTSIDE THE EXCLUSION AREA, WILL HAVE A CONSERVATION EASEMENT PLACED ONTO TO IT PROHIBITING FUTURE DIVISIONS AND DEVELOPMENT.
- THE SUBJECT PARCEL IS IN FLOOD ZONE "X" AS SHOWN ON "FIRM FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 190 OF 405, MAP NUMBER 33017C001900 EFFECTIVE DATE MAY 17, 2005."
- EACH LOT WILL BE SERVICED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
- BASED UPON THE TRIP GENERATION STANDARDS ("TRIP GENERATION" INSTITUTE OF TRANSPORTATION ENGINEERING, 6TH EDITION, VOL 2), THE AVERAGE SINGLE FAMILY TRIPS PER DAY IS 10. THIS SUBDIVISION WOULD PRODUCE 10 ADDITIONAL TRIPS PER DAY ON AVERAGE.
- THE "TOPOGRAPHIC PLAN", SHEET #2 OF THIS SUBDIVISION SET, WILL BE ON FILE AT THE STRAFFORD TOWN OFFICE.
- THE DEED RESTRICTION AREA #1 ALLOWS FOR AGRICULTURAL PURPOSES AND USE INCLUDING PASTURES. DRIVEWAY MAINTENANCE IS ALSO ALLOWED IN THIS AREA. DEED RESTRICTION AREA IS LIMITED TO FOREST USE WITH NO SOIL DISTURBANCES.

PLAN REFERENCES:

- "PROPOSED SUBDIVISION FOR JOHN AND DORIS RILEY, SECOND CROWN POINT ROAD, STRAFFORD, NH" PREPARED BY BERRY SURVEYING & ENGINEERING DATED FEBRUARY 12, 1998 AND RECORDED AT THE S.C.R.D. AS PLAN 51-81.
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- "SEPTIC SYSTEM DESIGN, MAP 19 LOT 17-1A, STRAFFORD, N.H., 849A SECOND CROWN POINT ROAD FOR DAL & JOANNE RILEY TRUST" PREPARED BY GROOVER SEPTIC DESIGN DATED JANUARY 2019. STATE OF N.H. APPROVAL #eCA2019011615 AND AMENDED #eCA2019011615-A.
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CALCULATIONS:

TOTAL LOT AREA: 1,931,040 Square Feet OR 44.33 Acres
TOTAL WETLANDS: 307,800± Square Feet OR 7.07± Acres
SLOPES <25%: 77,990± Square Feet OR 1.79± Acres
TOTAL BUILDABLE AREA: 1,545,340 Square Feet OR 35.48 Acres

OPEN SPACE REQUIREMENTS:

BUILDABLE AREA X 40%: 618,100 Square Feet OR 14.19 Acres
NON-BUILDABLE AREA X 80%: 308,630 Square Feet OR 7.08 Acres
MINIMUM AREA REQUIRED: 926,730 Square Feet OR 21.27 Acres
OPEN SPACE AREA PROVIDED: 33.61 Acres

ZONING NOTES:

ZONE: AGRICULTURAL-RESIDENTIAL DISTRICT
REQUIREMENTS:
MINIMUM LOT SIZE: 2 Acres*
MINIMUM FRONT FRONTAGE: 200 Feet
MINIMUM FRONT YARD: 40 Feet
MINIMUM SIDE & REAR YARD: 25 Feet
*NO PORTION OF WETLANDS OR SLOPES GREATER THAN 25% CAN BE USED FOR MINIMUM LOT SIZE.

SHEET INDEX

Sheet 1 Riley Conservation Subdivision
Sheet 2 Topographic Plan *
Sheet 3 Conceptual Subdivision *
* Not to be recorded at the S.C.R.D.

APPROVED, Planning Board Town of Strafford, N.H.

Approved Date: _____

Chairman: _____

CERTIFICATION

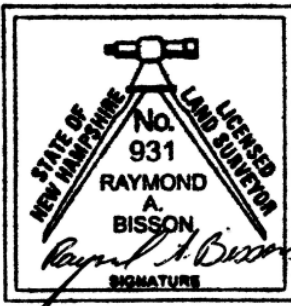
"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."

A survey Traverse Error of Closures were Loop #1: 1 in 30,801 and Loop #2: 1 in 24,654.

Raymond A. Bisson
Raymond A. Bisson, LLS #931

October 14, 2023

Dated



| LEGEND: | |
|-----------------------|--------------|
| NF | IRON PIPE/IN |
| IRON PIPE/IN | DRILL HOLE |
| UTILITY POLE | WELL |
| WETLAND | |
| STONEWALL | |
| PROPERTY LINE | |
| ABUTTER PROPERTY LINE | |
| EDGE RIGHT OF WAY | |
| EDGE OF PAVEMENT | |
| BROOK | |
| EDGE OF WETLAND | |
| BUILDING SETBACK | |
| SEPTIC SETBACK (75') | |
| 4K SEPTIC AREA | |

| REV | DATE | STATUS |
|-----|------------|--|
| B | 10/14/2023 | ADDED DEED RESTRICTION AREAS AND NOTE #11 |
| A | 9/1/2023 | REVISED NOTES #2 & #5, ADDED MISSING CULVERT |

RILEY CONSERVATION SUBDIVISION

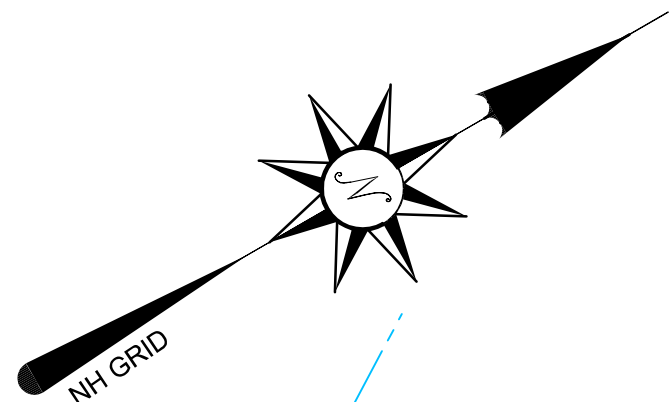
Located at:
845 2nd Crown Point Road, Strafford
Strafford County, New Hampshire

For:
Riley Trust of 2013
c/o Dal Ray Riley & Joanne D. Riley, Trustees
33 Dimes Road, Northwood, NH 03261



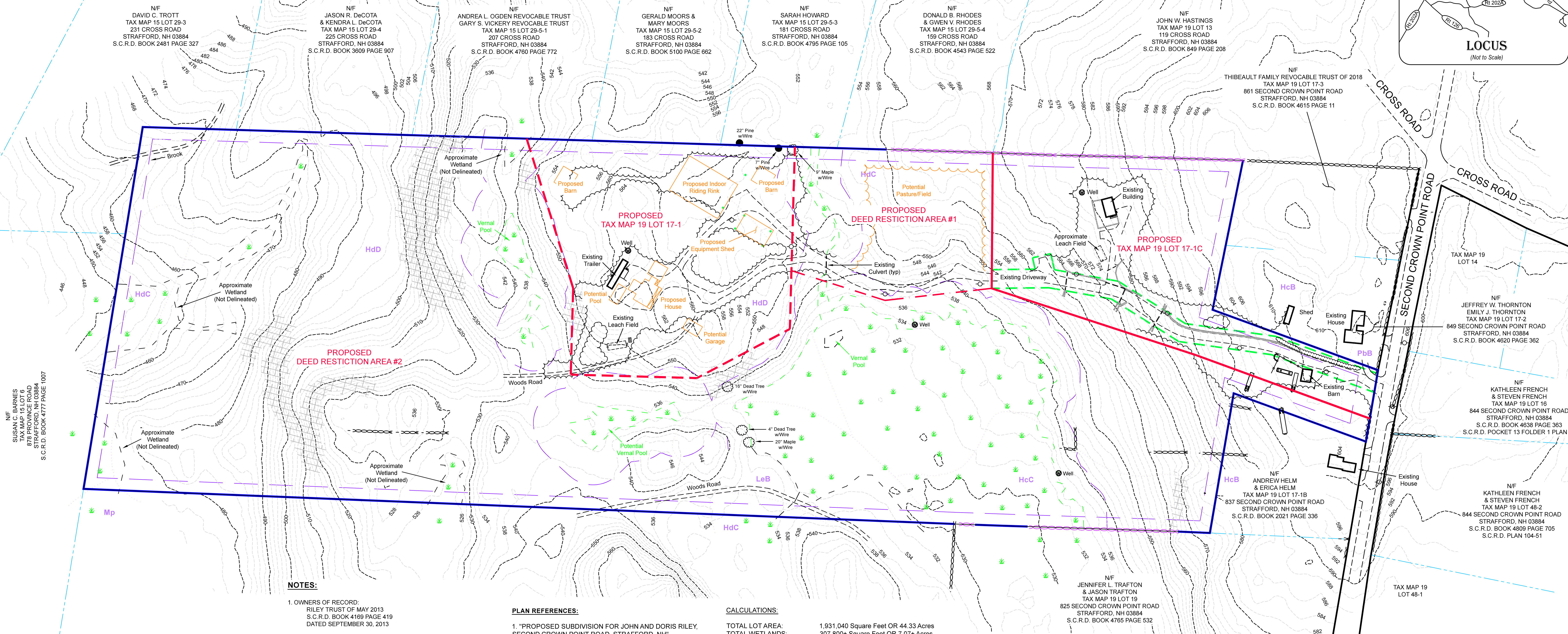
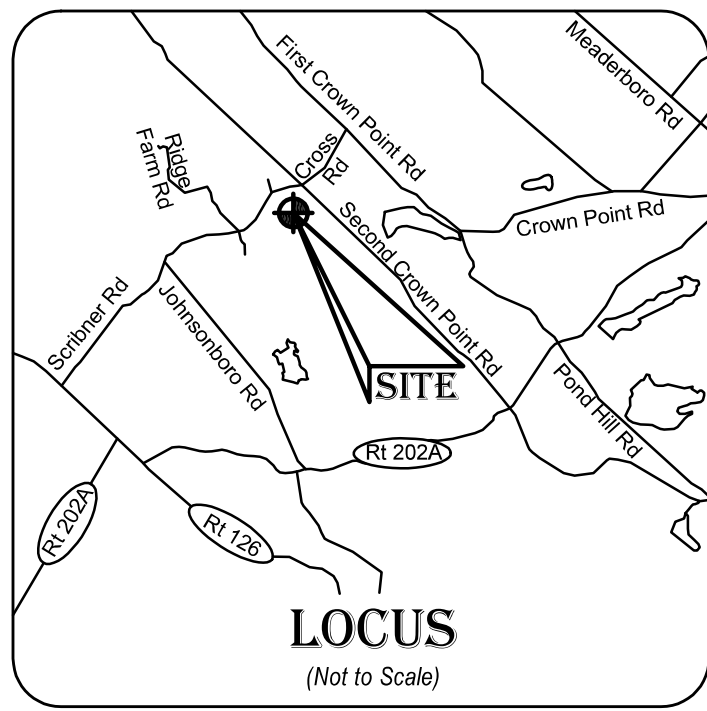
Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

| | |
|--|-----------------------------------|
| TAX MAP & LOT NO: Tax Map 19 Lot 17-1 | DRAWING NO: 20031 Conservation |
| SCALE: 1" = 100' | SHEET: 1 of 3 |
| PROJECT NO: 20031 | DATE: August 4, 2023 |



SOILS (Per Web Soil Survey):

HcB: Hollis-Charlton fine sandy loams, 3 to 8 percent slopes
HcC: Hollis-Charlton fine sandy loams, 8 to 15 percent slopes
HcB: Hollis-Charlton very rocky fine sandy loams, 3 to 8 percent slopes
HcC: Hollis-Charlton very rocky fine sandy loams, 8 to 15 percent slopes
HdD: Hollis-Charlton very rocky fine sandy loams, 15 to 25 percent slopes
HeD: Hollis-Charlton extremely rocky fine sandy loams, 8 to 25 percent slopes
PbB: Paxton fine sandy loam, 3 to 8 percent slopes
LeB: Leicester very stony fine sandy loams, 3 to 8 percent slopes
LrB: Leicester-Ridgebury fine sandy loams, 3 to 8 percent slopes
Mp: Freetown and Swansea mucky peats, 0 to 2 percent slopes



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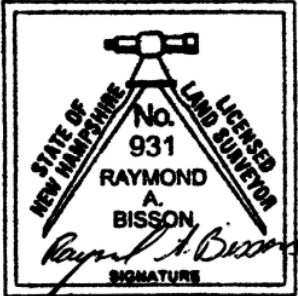
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APPROVED, Planning Board
Town of Strafford, N.H.

Approved Date: _____

Chairman: _____

Raymond A. Bisson
Raymond A. Bisson, LLS #931
October 14, 2023
Dated _____



LEGEND:
NOW OR FORMERLY STRAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.
IRON PIPE/PIN
UTILITY POLE
WETLAND
STONEWALL
PROPERTY LINE
ABUTTER PROPERTY LINE
EDGE RIGHT OF WAY
EDGE OF PAVEMENT
BROOK
EDGE OF WETLAND
BUILDING SETBACK
SEPTIC SETBACK (75')
4K SEPTIC AREA
TOPOGRAPHIC CONTOUR
PROPOSED CONTOUR
WEB SOIL SURVEY SOIL LIMIT
WEB SOIL SURVEY SOIL TYPE
STEEP SLOPE AREA

| REV | DATE | STATUS |
|-----|------------|--|
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